

**MINUTES
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JANUARY 28, 2015
6:00 PM
ROOM 128 – CITY HALL - 7525 W. GREENFIELD AVE.**

PRESENT: Mayor Dan Devine, Jim Hoerig, Vice-Chair; Jon Keckeisen; Eric Torkelson; Ron Rieboldt

EXCUSED: Jean Wolfgang; Jim Lisinski; Wayne Clark

STAFF: Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II

OTHERS: Colleen Volland, Brian Blizzard, Deborah Tomczyk, Nathaniel Cox, Alicia D'Ambrosia, Kevin Crosby, Robert Bruno, Dan Roadt, John Elliott, Tom Dexter, Michael Widowski, Matt Witte, Sean Phelan, Mark Rapant

The meeting was called to order at 6:23 p.m. in Common Council Chambers.

1. Approval of minutes of the December 3, 2014 meeting.

A motion was made by Jim Hoerig and seconded by Eric Torkelson to approve the minutes of the December 3, 2014 meeting.

The motion carried unanimously.

2A. Special Use Permit for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave.

2B. Site, Landscaping and Architectural Plans for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave., submitted by Sean Phelan, d/b/a Phelan Development. (Tax Key No. 479-0756-001)

Items 2A and 2B were considered together.

Discussion ensued with questions being answered by staff.

Eric Torkelson asked for confirmation that any odors in the outdoor area would be neutralized, and the applicant confirmed that they would be.

Ron Rieboldt questioned whether there would be staff onsite at night, and the Humane Society responded that there would not be any staff at night.

Jon Keckeisen asked the applicant if any parking arrangements with neighboring businesses would be continued, and the applicant indicated that those would be ended and that the lot would be chained off, if necessary.

Lastly, the Plan Commission accepted the reuse of the existing/remnant concrete base at the west corner of the site and light pole bases within the parking lot, with the understanding that a plan for their reuse would be submitted within 6 months.

Sean Phelan, suggested that the existing concrete light bases would be adapted to accept something whimsical.

Staff indicated that details of the reuse of existing/remnant concrete bases will be needed and staff will work with Sean and Matt Witte (Humane Society) on these elements in the near future.

A motion was made by Jim Hoerig and seconded by Ron Rieboldt to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave., and approval of the Site, Landscaping and Architectural Plans for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave. submitted by Sean Phelan, d/b/a Phelan Development (Tax Key No. 479-0756-001), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) landscape screening around the full perimeter of the parking lot, including a landscape feature at the southwest corner of the property; (b) confirmation of natural mulch bedding in landscaped areas; (c) confirmation of landscaping details from the City Forester; (d) plans for the reuse of the remnant concrete block and lighting bases within 6 months; (e) painting of existing poles on either side of the driveway on W. National Ave.; (f) notation and screening of the existing air conditioner units; (g) removal of asphalt in parkway, during 2018 street reconstruction; (h) photos of each façade; (i) installation of a bike rack; (j) lighting details, if desired; and, (k) notation that no refuse will be kept outside, or identification of its location with four-sided screening. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

- 3A. Special Use Permit for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave.**
- 3B. Site, Landscaping and Screening Plans for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave., submitted by Colleen Volland, d/b/a Cream City Clay, Inc. (Tax Key No. 453-0059-000)**

Items 3A and 3B were considered together.

Discussion ensued with questions being answered by staff.

Jim Hoerig questioned whether the second floor area will be used. Colleen Volland stated this would be considered in the future if code compliant.

Eric Torkelson questioned why there wouldn't be a dumpster required. Colleen Volland advised there would not be much daily waste.

A motion was made by Jim Hoerig and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the special use and approval of the Site, Landscaping and Architectural Plan for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave., submitted by Colleen Volland, d/b/a Cream City Clay, Inc., subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

2. Signage plans being submitted to the Department of Development for approval and permits being granted by the Building Inspections and Neighborhood Services Department.
3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

4A. Special Use Permit for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St.

4B. Site, Landscaping and Architectural Plans for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., submitted by Karlene Kraemer, d/b/a Within Reason Resale and Consignment. (Tax Key No. 452-0312-000)

Items 4A and 4B were considered together.

Discussion ensued with questions being answered by staff.

Jim Hoerig questioned what landscaping would be installed along the side of the building, and staff indicated that they would work with the applicant and City Forester to install landscaping in the existing planter areas.

Eric Torkelson asked about the use of security cameras and further suggested that a moratorium on these types of uses should be considered for neighborhood image, while staff researched any negative issues with second-hand article stores.

Ron Rieboldt confirmed that the cost of the paving would be included within the required bond, and staff confirmed that it was included.

A motion was made by Ron Rieboldt and seconded by Jim Hoerig to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., and approval of the Site, Landscaping and Architectural Plans for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., submitted by Karlene Kraemer, d/b/a Within Reason Resale and Consignment (Tax Key No. 452-0312-000), subject to the following conditions:

(Items 1-6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Property Owner's signature on the submitted Planning Application, per RMC 12.13(6).
2. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) details of the completion of the paved rear parking lot, with perimeter landscaping; (b) notation that no refuse containers will be kept outside, unless screened; and, (c) landscaping details for existing or proposed landscaped areas. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
3. An estimated cost of landscaping, paving and screening being submitted to the Department of Development for approval.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer at (414) 302-8466.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.
6. Application and receipt of a Secondhand Article Dealer license from the City Clerk.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

5A. Special Use Permit for proposed auto dealership for Maserati/Alfa Romeo, to be located at 10221 W. Arthur Ave.

5B. Site, Landscaping and Architectural Plans for proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects (Tax Key No. 485-9990-007).

Items 5A and 5B were considered together.

Discussion ensued with questions being answered by staff.

Jim Hoerig questioned the percentage of landscaping.

International Autos was in agreement with adding landscaping islands per the staff recommendation within the surface parking lot endcaps (A total of seven islands were presented (five on the west side of the site/building and 2 on the east side of the site/building)).

Ron Rieboldt inquired if pervious pavers were being used. Steve Schaer confirmed pervious pavers will be utilized at two locations and others are encouraged but not required.

A motion was made by Eric Torkelson and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the special use and approval of the Site, Landscaping and Architectural Plan proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects and Tom Dexter of International Autos, subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) confirmation of 20% landscaping site coverage and consideration of additional impervious materials such as pavers; (b) increasing the level of internal landscaping within the parking field. Landscaping islands at the end caps of parking rows; (c) consideration of a water sensitive, bio-swale type of landscaping islands and/or additional turf paver pads for display vehicles along W. Arthur Ave. street frontage; (d) a grading plan to show direction of surface water runoff and existing catch basins; (e) a parking requirements table schedule for all uses; (f) more diversity in the landscaping species along the north and east property lines. Additional landscaping infill including trees along the street frontages of both W. Arthur Ave. and S. 102 St. ; (g) the hydrants in the parking area toward the rear of the property are exposed and should be incorporated into a curbed island; (h) City Forester approval of landscaping species; (i) show 10x10 vision angles at each driveway locations; (j) a door schedule being provided and consideration to use clear aluminum overhead doors with clear insulated glass on main service entries to the building; (k) plans being submitted for the future usage and exterior finishes for the detached building on the south side of the property; (l) delineate refuse locations on site (indoors or outside) and material type of screening within a 4-sided enclosure with personnel door to match the main building; (m) a lighting plan being submitted for review to the Department of Development. Contact Steven Schaer at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered

Civil Engineer. A stormwater permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.

5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. A signage plan being submitted to and approved by the Department of Development.
7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

6A. Special Use Permit for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave.

**6B. Site, Landscaping and Screening Plans for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave., submitted by Jake Dieman, Metropolitan Church of Christ.
(Tax Key Number 450-0022-001)**

Items 6A and 6B were considered together.

Discussion ensued with questions being answered by staff.

Ron Rieboldt suggested that an awning being installed over the church/tenant main entry door on the east elevation of the building. The applicant indicated that he agreed and that his future plans would hopefully address this.

A motion was made by Jim Hoerig and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave and approval of the Site, Landscaping and Screening Plans for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave. submitted by Jake Dieman, Metropolitan Church of Christ (Tax Key Number 450-0022-001), subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the location of the door replacement and a cut sheet of the new door.
2. Common Council approval of the Special Use Permit (public hearing scheduled for February 3, 2015).

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

7A. Special Use Permit for Elite Environmental Company located at 356-360 S. Curtis Rd.

7B. Site, Landscaping and Screening Plans for Elite Environmental Company located at 356-360 S. Curtis Rd. submitted by Kevin Crosby of Elite Environmental (Tax Key No. 413-9999-038).

Items 7A and 7B were considered together.

Discussion ensued with questions being answered by staff.

Jon Keckeisen questioned how this company is running business at this location without approval?

Kevin Crosby advised the business was subleased from Central Wastewater Treatment of WI, and turned into a permanent situation.

Kevin Crosby stated that when he learned of the odor issues at We Energies he attempted to address the issues. He has cleaned up site issues and advised that he can't address issues that aren't his, such as the abandoned vehicles from owners.

Mayor Devine stated the site issues are the issues we are discussing now.

Steve Schaer suggested the Plan Commission deny the Special Use Permit.

Kevin Crosby stated Elite Environmental Company does not have chronic odor issues, Central Wastewater Treatment of WI does.

Jim Hoerig stated the issues don't appear to be solved.

Elite Environmental doesn't have occupancy therefore no Special Use permit to approve.

Kevin Crosby indicated he had only recently received the complaint served to Central Wastewater Treatment of WI and indicated that he has submitted a special use application and occupancy permit.

Staff noted that while the above referenced applications were submitted in 2014, there have been several complaints of odors, Elite Environmental is alleged as contributing to the odors referenced within the complaint, and it operating without a valid occupancy permit and outside the limits of the existing special use permit issued by the Common Council in 2004 (R-2004-0119). The site is also out of compliance with the approved site and landscaping plan approved in 2004.

Ron Rieboldt questioned if we were looking for direction from the Common Council.

Steve Schaer advised the Special Use Permit was presented to the Common Council last year and the Safety & Development Committee "held" the item in order to collect data. He further advised that the recommendation from tonight gets passed on to the Common Council for review.

A motion was made by Jim Hoerig and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend denial of the Special Use Permit application and Site, Landscaping and Architectural Plans for Elite Environmental Company located at 356-360 S. Curtis Rd. based upon the following: (a) rationale and violations stated within the formal complaint served to CWT and heard before the Safety and Development Committee; (b) the existing special use has had a demonstrably negative impact upon the surrounding area and granting an amended or separate special use for Elite Environmental at this time would not resolve the existing problems noted in the complaint; (c) the business operations at this location have not continued in conformity with the conditions imposed in the 2004 special use approval; (d) Elite Environmental is occupying the property without proper business occupancy permits.

The motion carried unanimously.

8. Site, Landscaping and Architectural Plans for the development of a 4-unit apartment building to be located at 91 W. Stuth Ave., submitted by John Elliott, d/b/a Elliott Realty. (Tax Key No. 517-0438-000)**

Discussion ensued with questions being answered by staff.

Jim Hoerig recused himself for this item.

Eric Torkelson asked whether or not the surrounding neighborhood was informed about this project and staff indicated that since it was a Permitted Use, the neighborhood was not specifically notified. It was noted that the applicant also owns the apartment buildings to the south and east of the proposal.

Ron Rieboldt indicated that he had no problems with the proposed design of the building. Ultimately, the Plan Commission acknowledged staff's recommendation for additional brick to be continued around the base of the building, but after some discussion, modified the staff recommendation relative to carrying brick up the east and west elevations.

Instead, the Plan Commissioners suggested staff work with the architect and property owner on other acceptable alternative materials to articulate the east and west elevations of the building.

A motion was made by Ron Rieboldt and seconded by Eric Torkelson to accept the staff recommendation with the change to item 1 (c) as indicated below.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for the development of a 4-unit apartment building to be located at 91** W. Stuth Ave., submitted by John Elliott, d/b/a Elliott Realty (Tax Key No. 517-0438-000), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) color details for brick, siding, trim, gutters and roofing; (b) continuation of the base brick around the entire perimeter of the building; (c) greater use of brick or alternate design elements as a design element on the east and west elevations; (d) relocation of the proposed front yard sidewalk to align with neighboring property to the north; (e) details of the proposed refuse enclosure, including height and materials; (f) landscape modifications, if any, as requested by the City Forester; and (g) lighting details, including fixtures and coverage areas. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).
2. A revised estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

The motion carried unanimously.

9. Site, Landscaping and Architectural Plans for a proposed storage lot for Classic Motors to be located at 6322 W. Burnham St., submitted by Don Kurkowski, d/b/a Architects/Planners. (Tax Key No. 454-0390-000)

Jim Hoerig recused himself for this item.

Discussion ensued with questions being answered by staff.

Staff confirmed the purpose of the recommendation for increased landscaping was due to a practical inability to include landscaping within the parking lot, as required by the City's Design Guidelines.

A motion was made by Eric Torkelson and seconded by Ron Rieboldt to accept the staff recommendation.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for a proposed storage lot for Classic Motors to be located at 6322 W. Burnham St., submitted by Don Kurkowski, d/b/a Architects/Planners (Tax Key No. 454-0390-000), subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Property Owner's signature on the submitted Planning Application, per RMC 12.13(6).
2. Submission of a more detailed project description, including the intended and maximum amount of vehicles to be stored.
3. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) greater landscape variety and height within the proposed landscape beds at the front lot and any other landscape modifications, as proposed by the City Forester; and, (b) an additional 375 sq. ft. of landscaped area to be installed in lieu of interior landscaping. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
4. A revised estimated cost of landscaping and screening being submitted to the Department of Development for approval.
5. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

10. Site, Landscaping and Architectural Plans for Ross Dress for Less, a proposed clothing and home décor store, to be located at 6800 W. Greenfield Ave., submitted by Nathan Cox, d/b/a Camburas and Theodore. (Tax Key No. 439-0001-008)

Discussion ensued with questions being answered by staff.

Item 1 was satisfied as of the Plan Commission meeting.

Jim Hoerig indicated that he thought it could be hard to match the existing stone, and the applicant confirmed that it would match.

A motion was made by Jim Hoerig and seconded by Ron Rieboldt to accept the staff recommendation.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Ross Dress for Less, a proposed clothing and home décor store, to be located at 6800 W. Greenfield Ave., submitted by Nathan Cox, d/b/a Camburas and Theodore (Tax Key No. 439-0001-008), subject to the following conditions:

Item 1 was satisfied as of the Plan Commission meeting:

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) a master landscape plan for the entire site to be approved by the City Forester; and, (b) relocating the planters on-site. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

12. Site, Landscaping and Screening Plans for NESCO Rentals, a proposed maintenance facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St., submitted by James Stevenson, property owner and NESCO Rental. (Tax Key No. 481-9992-017).

A motion was made by Ron Rieboldt and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend approval of the Site, Landscaping and Screening Plans for NESCO Rentals, a proposed maintenance facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St. submitted by James Stevenson, property owner and NESCO Rental (Tax Key No. 481-9992-017), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) the east fence be placed closest to the pass through truck drive lane so that the new landscaping would be visible to the adjacent residential lots; (b) installation height of east property line skyrocket upright junipers being at least 6-ft tall; (c) confirmation that no barb wire will be utilized on site; (d) delineation of the refuse areas on site (indoors or outside). If placed outside, full screening of all refuse areas with a four-sided refuse enclosure with a personnel door, if refuse is being kept inside it should be stated so on the plans; and, (e) City Forester approval of the proposed landscaping; (f) a lighting plan being submitted to the Department of Development for review and approval. Contact Steven Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of

Development for approval. Contact Steve Schaer, City Planner at 414-302-8466.

3. A surety bond or other form of security as required under Secs. 12.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage plans being submitted to the Department of Development for approval.
5. Compliance with Section 2314 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

13. Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005)

Discussion ensued with questions being answered by staff.

Jim Hoerig confirmed that the color of the new building would match the existing.

A motion was made by Ron Rieboldt and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) complete elevations of the proposed building; (b) a four sided refuse enclosure with a personnel door; and, (c) all landscaping species being approved by the City Forester. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller, Senior Planner at 414-302-8470.
4. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit. Contact Michael Lewis, City Engineer at 414-302-8372.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

11. Request to vacate a portion of City Right of Way on the north side of W. Burnham St. along the south side of 1820 S. 73 St., submitted by Roberto Sanchez, d/b/a Properties RS, LLC.

Discussion ensued with questions being answered by staff.

A motion was made by Jim Hoerig and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Vacation and Discontinuance of portions of street right-of-way for a small portion of City right of way on the north side of W. Burnham St. along the south side of 1820 S. 73 St., submitted by Roberto Sanchez, d/b/a Properties RS, LLC

The motion carried unanimously.

14. Ordinance to amend Sections 12.06, 12.40, 12.41, 12.42 and 12.43 of the Revised Municipal Code relative to defining and permitting animal related uses including animal grooming, pet shops, kennels and veterinary clinics for the holding and care of animals uses.

Discussion ensued with questions being answered by staff.

A motion was made by Ron Rieboldt and seconded by Jim Hoerig to accept the staff recommendation.

Recommendation: Common Council approval of the Ordinance to amend Sections 12.06, 12.40, 12.41, 12.42 and 12.43 of the Revised Municipal Code relative to defining and permitting animal related uses including animal grooming, pet shops, kennels and veterinary clinics for the holding and care of animals uses.

The motion carried unanimously.

There being no other business, a motion was made by Jim Hoerig and seconded by Eric Torkelson to adjourn.

The motion carried unanimously.

The Plan Commission meeting was adjourned at 8:05 p.m.